PACTRUST

4668 Truax Drive SE Suite 190 Salem, OR 97317

25,863 Sq. Ft. Available For Lease Mill Creek Corporate Center ! NO PARKING FIRE LANE

New Construction // Industrial/Warehouse

Key Features

Site Acreage: 24.59 acres

Shell: 25,863 sq. ft. **Office:** 1,298 sq. ft.

Dock Doors: 5

Grade Doors: 1

Clear Height: 30'

Column Spacing: 50' x 57'-6" typ.

Trailer Stalls: 11

Employment Center (EC)

Flex-space, manufacturing, warehousing, and offices within a master planned environment

Business Incentives:

Zoning:

Click to learn how your Urban Rene

business may qualify

Enterprise Zone Tax Exemption E-Commerce Zone

E-Commerce Zone

Urban Renewal Grants & Loans

Lease Rate (NNN):

\$0.85/sq. ft. shell \$1.30/sq. ft. office



New construction



200 amps (ability for additional 200 amps)



ESFR sprinklers



±2 miles from the I-5 /Highway 22 interchange

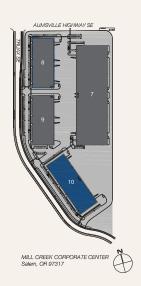


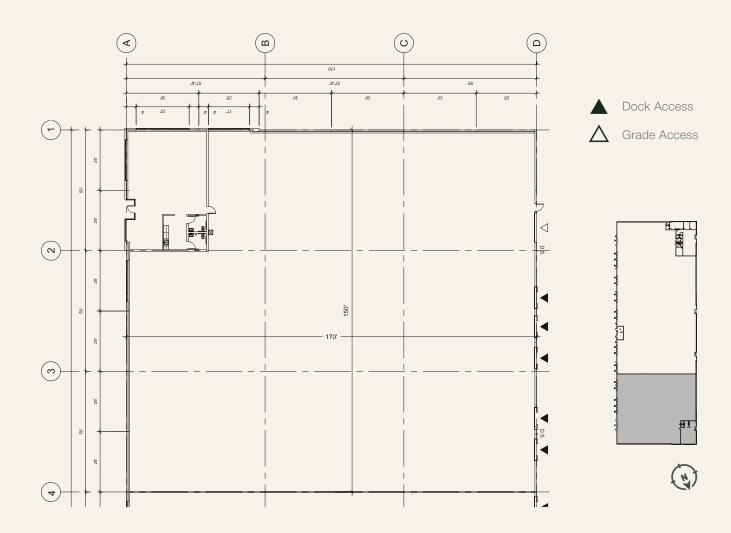
Favorable Operating Expenses



Floor Plan

25,863 Sq. Ft. Available







Leasing Contacts

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Owned & Managed by

